

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Tuesday, October 28, 2014

10:00 A.M.

Third Floor Conference Room #3

Application: ENVIRONMENTAL ASSESSMENT NO. 14-004 (Morning Jade Mixed Use Project)

Applicant: Team Design
221 Main Street, Suite 'S'
Huntington Beach, CA 92648
Contact Person: Jeff Bergsma
Phone: 714-536-5888

Request: To analyze the potential environmental impacts associated with a request to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historic and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line.

The new mixed use building will consist of approximately 2,660 square feet of retail space on the first floor, 4,500 square feet of office space on the second floor, and three residential dwelling units on the third floor. A total of 24 parking spaces are required for all uses based on commercial square footage and bedroom count per residential unit, however only seven parking spaces are proposed onsite to serve the residential uses. Each dwelling unit will have two enclosed parking spaces in tandem configuration. One guest parking space will also be provided. In order to satisfy the remaining requirement of 17 commercial parking spaces, the applicant is proposing to pay parking in-lieu fees in conjunction with the project request.

Location: 122-124 Main Street, Huntington Beach CA, 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue)

City Contact: Jill Arabe, Associate Planner

For information on the above items, please contact the specified City contact person in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.